

## **NEGATIVE DECLARATION**

December 16, 2004

Project Name: Centro Cristiano Church

Project Number: P02-002, Log No. 02-08-001

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for Stormwater Quality, Drainage, Biological Resources, Visual Impacts, Noise, and Traffic
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

None.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

**DEPARTMENT OF PLANNING AND LAND USE**

A. The applicant shall:

- 1) Prohibit regularly scheduled outdoor activities such as playgrounds, music programs, or other recreational uses except by modification of this use permit.
- 2) Prohibit any loudspeakers or amplification devices used for outdoor broadcasting except by modification of this use permit.
- 3) Prohibit any chime or bell system for outdoor use except by modification of this use permit.
- 4) Specify on the final grading plans the location and extent of the 14-foot tall temporary sound attenuation barrier as shown on Figure 9 of the Eilar Associates Acoustical Analysis Report #A21108A dated October 7, 2003. Identify the barrier as temporary for the duration of the grading operations. Specify the temporary sound attenuation barrier as a "solid wall of masonry, wood, plastic, lexan, plexiglass, fiberglass, or material designed for sound barriers, or a combination of these materials with no cracks or gaps through or below the wall. If wood is used, it must be at least 7/8-inch thick or have a minimum surface density of 3.5 pounds per square foot.
- 5) Prior to the start of grading, provide photographic evidence and a letter from the project engineer certifying the date of the barrier installation as shown on the final grading plans.
- 6) Prior to the issuance of occupancy permits, provide photographic evidence and a letter from the project engineer certifying the date of the barrier removal as specified on the final grading plans.

- 7) Specify on the final site plans the location of the four ground-mounted condenser units as shown on Sheet 1 of Appendix B of the Eilar Associates Acoustical Analysis Report #A21108A dated October 7, 2003. Two units shall be placed in each of the noise control enclosures with the first pair located at the northeast corner of the pad for the Fellowship Hall and the second pair located at the southeast corner of the pad for the Sanctuary. Specify each condenser unit as a Carrier Gemini Series Model 38AQS016 or an equivalently sized unit (40-inch maximum height) with a maximum sound power level of 8.6 Bels.
- 8) Specify on the final site plans the two noise control enclosures for the four ground-mounted condenser units as shown with an inset drawing on Sheet 1 of Appendix B of the Eilar Associates Acoustical Analysis Report #A21108A dated October 7, 2003. Both enclosures shall be identified as "noise control elements" with a minimum height of six feet above the elevation of the equipment pad. Specify each sound attenuation wall of each enclosure as a "solid wall of masonry, wood, plastic, lexan, plexiglass, fiberglass, or material designed for sound barriers, or a combination of these materials with no cracks or gaps through or below the wall. If wood is used, it must be at least 7/8-inch thick or have a minimum surface density of 3.5 pounds per square foot. Wooden barriers shall be tongue-in-groove designs or have any cracks or gaps filled or caulked. Any gate shall be designed with overlapping closures.

#### DEPARTMENT OF PUBLIC WORKS

- A. Prior to obtaining any building permit pursuant to this Major Use Permit, the applicant shall:
  - 1) Improve or agree to improve and provide security for **Calavo Drive**, from Deodar Road to the northerly project boundary, to a one-half graded width of thirty feet (30') and to an improved one-half width of twenty feet (20'), with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete pavement over approved base, street lights, and asphalt concrete dike taper to existing pavement, to the satisfaction of the Director of Public Works.

Face of curb shall be twenty feet (20') from centerline.

Secured agreements require posting security in accordance with Section 7613 of the Zoning Ordinance. They also require the improvements be completed within 24 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier.

- 2) Improve or agree to improve and provide security for **Deodar Road**, from Calavo Drive to the westerly project boundary, to a one-half graded width of thirty feet (30') and to an improved one-half width of twenty feet (20'), with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete pavement over approved base, street lights, and asphalt concrete dike taper to existing pavement, to the satisfaction of the Director of Public Works.

Face of curb shall be twenty feet (20') from centerline.

Secured agreements require posting security in accordance with Section 7613 of the Zoning Ordinance. They also require the improvements be completed within 24 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier.

- 3) Be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities. Department of Public Works policy prohibits trench cuts for underground utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties.
- 4) Obtain a Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements.
- 5) Obtain approval for the design and construction of all driveways and turnarounds to the satisfaction of the San Marcos Fire Protection District and the Director of Public Works.

- 6) Provide plans for drainage improvements associated with this permit approved by the Director of Public Works.
- 7) Obtain a recorded waiver and release from each property owner impacted by significant changes in downstream flow characteristics resulting from grading, private roads, or other improvements.
- 8) Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or five feet (5') of cut/fill per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
- 9) Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the San Diego County Stormwater Ordinance. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas of one (1) acre or greater require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- 10) Participate in the cost of traffic signal installation at the intersection of Rock Springs Road with Nordahl Road. The amount of the developer's portion of the entire cost of the signal shall be \$380. The Planning and Environmental Review Board hereby determines that:
  - a) The fee is to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
  - b) The fee will be used to contribute towards the installation of a traffic signal at the intersection of Rock Springs Road with Nordahl Road;
  - c) The traffic signal will help mitigate the impact of additional traffic on the intersection caused by the project;
  - d) This project will contribute additional traffic to the intersection of Rock Springs Road with Nordahl Road; and

- e) The fee of \$380 is based on an estimate of the percentage of traffic this project will contribute to this intersection.

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

- 1) Certify that there physically is adequate unobstructed sight distance along Calavo Drive from both access driveways in both directions per Section 6.1.E of the County Public Road Standards (approved July 14, 1999) to the satisfaction of the Director of Public Works.
- 2) Comply with street lighting requirements as follows:
  - a) Allow transfer of the property subject to Major Use Permit P02-002 into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
  - b) Install or arrange to install street lights to County standards and the satisfaction of the Director of Public Works, and deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A.
- 3) Furnish the Director of Planning and Land Use, along with his request for final inspection, a letter from the Director of Public Works, stating Conditions A.1 through B.2.b have been completed to the Department's satisfaction.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Planning Commission

on \_\_\_\_\_

SUSAN PORTER, Planning Manager  
Regulatory Planning Division

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